



**Town of Camden  
Select Board Meeting  
September 9, 2014 – 6:30 PM  
Washington Street Conference Room**

**PRESENT:** Chairperson Martin Cates, John French, Jr., James Heard, Leonard Lookner, Don White, and Town Manager Finnigan. Also present were members of the press and public.

**1. Call to Order**

**2. Communications, Presentations, and Recognitions**

There were no communications

**3. Citizen Comments**

There were no citizen comments.

**4. Approval of Select Board Minutes dated September 2, 2014**

*John French made a motion to accept the minutes of the September 2, 2014 meeting. Don White seconded the motion. It was unanimously approved.*

**5. Select Board Member Reports**

Don White reported that the Planning Board would hold a public hearing in early October to consider a residential pier. The Board had considered and approved an application to expand the deck of a downtown restaurant, he said, and had reviewed a proposal for new cell towers on top of the Knox Mill Smokestack. White also offered congratulations to Matt Orne who had filled the Mill property with tenants, and he welcomed the Institute for Global Ethics back to Camden.

Also, he said that Historic Resources had met to discuss the Garden Club's centennial celebration and that they're seeking guidance on making Bay View Street an historic district.

Martin Cates noted recent losses to our community with the passing of Jim Laurita and Don Briggs.

**6. Town Manager Report**

The Town Manager had no report.

**7. New Business**

**A. Approval of the November 4 Special Town Meeting Warrant**

Martin Cates opened a Special Town Meeting to vote on two issues:

- 1) The proposed Zoning Ordinance amendment which would allow certain inns to serve meals to overnight guests only, provided they meet certain standards and are granted a special exception by the Zoning Board of Appeals; and
- 2) The advisory vote/non-binding referendum regarding the use of the Tannery site.

Regarding item #1, Select Board discussed the difference between placing the proposed amendment on the warrant via petition or placing it directly by order of the Board. The Board

decided to place the item directly, so another public hearing would not be necessary. The Bifulcos were thanked for their work in gathering the required signatures for the petition.

*Don White made a motion that with respect to Article 2 of the Town Warrant, the Select Board on its own initiative orders the Town Clerk to place the proposed Amendment to Article VI Section 2(2)(c), as considered at the Planning Board Hearing of July 2, 2014 and at the Select Board Hearing of August 12, as a Warrant Article on the November 4, 2014 Secret Ballot. John French seconded the motion. It was unanimously approved.*

The Select Board then decided to hear Citizen Comments on the advisory vote/non-binding referendum regarding the use of the Tannery site.

The following citizens spoke about the wording of the referendum question:  
Elizabeth Schumann, Tom Resek, Eleanor Mason-Peters, Geoff Scott, Steve Gold, and Anita Brosious-Scott.

The floor was then closed and opened to the Board.

The Board discussed the issue of whether the wording that had been voted on at the last meeting could or should be changed. Pat Finnigan explained that the wording approved at the last meeting was not phrased in the form of a question for the warrant. Leonard Lookner objected to the information note and asked if it was legal to change this wording. John French spoke about the process of reviewing wording that had been voted on. Martin Cates said that some citizens he'd spoken to were confused by the choices in the wording outlined at the previous meeting.

Leonard Lookner discussed the Guiding Principles related to the Tannery property.

Don White spoke about the differences between "business/industry," "industrial" and "mixed use" in the wording. He suggested reconsidering the prior vote. James Heard spoke about the difference between the use of the word "park" and "open space." He said that a major concern for some people is that the property generate some revenue for the Town. Martin Cates spoke about the importance of getting a sense of direction from voters.

James Heard noted that the word "Industrial" is sometimes associated with manufacturing. Leonard Lookner said he felt the Board was going back on its word by suggesting that the Sept 2<sup>nd</sup> wording be changed.

*John French made a motion to reconsider the language of the non-binding referendum question as drafted at the September 2, 2014 meeting of the Board and to accept the new language as presented. Martin Cates seconded the motion.*

There was some discussion before the vote.

*The motion was passed by a vote of 4-1-0 (Lookner opposed).*

Cates said the language was now to be reconsidered.

*John French made a motion that the Board accept the language as presented:  
"Do you support using the Tannery property for commercial business uses described in the guiding principles approved by the Town Meeting or do you support using the Tannery property for park/open space. Please vote for one: 'commercial business' or 'park/open space' and (information note). Don White seconded the motion.*

Leonard Lookner spoke about the Guiding Principles and the use of 'park/mixed use' in the language, as well as the use of 'commercial/industrial use' and said he planned to leave in protest.

*The motion was passed by a vote of 4-1-0 (Lookner opposed).*

Leonard Lookner left the meeting at 7:18pm.

*Don White made a motion to approve the November 4 Special Town Meeting Warrant as presented and as had been voted on that evening. John French seconded the motion.*

The Town Manager read the wording of the Non-binding referendum Question for review prior to the vote: *"Do you support using the Tannery property for commercial business uses described in the guiding principles approved by the Town Meeting or do you support using the Tannery property for park/open space. Please vote for one: 'commercial business' or 'park/open space' and (information note).*

*The motion was approved by a vote of 4-0-0.*

**B. Acceptance of FY15 State Local Road Assistance Funds in the Amount of \$54,140**

Pat Finnigan explained that the State sets aside a portion of the gas tax to provide funds to municipalities to pay for improvements to local roads. The amount has declined, she said, and the Town spends much more than the state provides. She said that to receive these funds, the Town must show that the funds were used for capital improvement road expenditures.

*John French made a motion to accept \$54,140 in State Local Road Assistance Funds. Don White seconded the motion. It was unanimously approved.*

**C. Request from Five Town Communities That Care to hold the third annual "Dance Walk" on October 11**

The Town Manager said that the "Dance Walk" held by Five Town CTC is a popular event that raises community awareness as well as funds for the organization's important work with adolescents and their families.

*Don White made a motion to grant the request from Five Town Communities That Care to hold its third annual "Dance Walk" on October 11 from 5:00 p.m. until 9:00 p.m. John French seconded the motion. It was unanimously approved.*

**D. Consideration of request from Chamber of Commerce to use the Village Green to provide visitor information to the passengers of cruise ships visiting Camden on Tuesday, October 7<sup>th</sup> and Thursday, October 9<sup>th</sup> from 8:00 am to 5:00 pm.**

*John French made a motion to approve the request from Chamber of Commerce to use the Village Green to provide visitor information to the passengers of cruise ships visiting Camden on Tuesday, October 7<sup>th</sup> and Thursday, October 9<sup>th</sup> from 8:00 am to 5:00 pm. Don White seconded the motion. It was unanimously approved.*

**E. Consideration of request from the Camden Public Library to close Atlantic Avenue from 2:00 pm October 3<sup>rd</sup> until 5:00 pm October 5<sup>th</sup> for the Camden Public Library Harbor Arts and Books Fair.**

*Don White made a motion to approve the request from the Camden Public Library to close Atlantic Avenue from 2:00 pm October 3<sup>rd</sup> until 5:00 pm October 5<sup>th</sup> for the Camden Public Library Harbor Arts and Books Fair. John French seconded the motion. It was unanimously approved.*

**8. Select Board Closing Comments**

James Heard asked a question about a boom on Hosmer Pond, and the Town Manager explained that it was put in place as a precaution during an excavation project. John Scholtz also spoke on this issue.

**Adjourn**

*Don White made a motion to adjourn the meeting. John French seconded this motion. The motion passed unanimously and the Board adjourned at 7:30pm.*

Respectfully submitted,

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Karen Brace

Recording Secretary